

R-5, R-6C & [R-6C]  
to R-6C  
13.734 Ac.

**C-5C-08**  
**Zoning**  
 Life Care Facility  
 Tuckahoe District  
 400  
 PS December 2007 Ref. 733-747-9677



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, PE  
County Manager

March 18, 2008

Beth Sholom Life Care Community  
C/O Mark W. Finkel  
1600 John Rolfe Parkway  
Richmond, VA 23233

Re Conditional Rezoning Case C-5C-08

Dear Mr. Finkel:

The Board of Supervisors at its meeting on March 11, 2008, granted your request to conditionally rezone from R-5 General Residence District, [R-6C] and R-6C General Residence Districts (Conditional) to R-6C General Residence District (Conditional), Parcels 733-747-9677, 733-747-7221, and part of Parcel 733-747-4863, described as follows:

**BEGINNING** at a point on the western right-of-way line of John Rolfe Parkway and its intersection with the southern right-of-way line of Gayton Road, which is the True Point of Beginning, thence along the western right-of-way line of John Rolfe Parkway along a curve to the left with a radius of 5,789.58' for a length of 937.10' to a point at the intersection of the north line of Lauderdale Drive, thence S 77°07'20" W 88.76' to a point, thence along the northern right-of-way line of Lauderdale Drive N 48°21'55" W 490.86' to a point, thence leaving the northern right-of-way line of Lauderdale Drive and meandering in a northerly direction along the approximate location of zoning line and floodplain recorded in Deed Book 1840, page 685 to a point on the southern right-of-way line of Gayton Road, thence along a curve to the left having a radius of 1,178.92' for a distance of 230.34' to a point, thence along the southern right-of-way line of Gayton Road N 88°40'58" E 236.18' to a point, thence along a curve to the right having a radius of 1,105.92' for a length of 415.49' to a point, thence S 69°47'29" E 14.74' to a point, thence S 15°20'31" E 143.94' to the True Point of Beginning, containing approximately 13.734 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated February 19, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance)

- 1 **Use.** The only permitted principal use on the property shall be a Life Care Facility as defined in Section 24-3 of the Zoning Ordinance. Accessory uses to the permitted use may include (i) child care centers limited to use by employees only, (ii) adult day care centers, and (iii) campus cultural arts centers which shall be limited to use for the benefit of residents and their guests/invitees.
- 2 **Conceptual Master Plan.** Development of the Property shall be in general conformance with the Conceptual Master Plan entitled "Proposed Site Plan" prepared by SFCS attached hereto (the "Master Plan") (see case file), which Master Plan is conceptual in nature and may vary in detail, unless otherwise requested and specifically approved at the time of Plan of Development.
- 3 **Elevations.** Development of (i) any new assisted living facility shall be in general conformance with the architectural appearance and materials shown on the elevations attached hereto entitled "Parkside Concept Elevation" (see case file), (ii) any modifications to the structure known as The Home shall be in general conformance with the architectural appearance and materials shown on the elevations attached hereto entitled "Elevations" (see case file), and (iii) any campus cultural arts center shall be in general conformance with the architectural appearance and materials shown on the elevations attached hereto entitled "Future Cultural Arts Center - Concept Elevation" (see case file), unless otherwise requested and specifically approved at the time of Plan of Development. Any other new buildings constructed on the Property shall be complementary in design and materials to the attached elevations.
- 4 **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any new building(s) (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. No building shall be covered with or have exposed to view any painted or unfinished concrete block.
- 5 **Buffers.** A landscaped or natural buffer area a minimum of twenty-five (25) feet in width shall be maintained along the John Rolfe Parkway, Lauderdale Drive and Gayton Road, except to the extent necessary for utility easements, storm water facilities, signage, access to and from public rights-of-way and other purposes required at the time of Plan of Development or by any other governmental body. Healthy, mature trees shall, to the extent reasonably practical, be retained within the aforesaid buffer areas. Any new utility easements, storm water facilities or access permitted within the aforesaid buffer areas shall be generally perpendicular to the buffer area unless otherwise requested, and specifically permitted, or if required, at the time of Plan of Development. Where permitted, areas disturbed for utility installation shall be restored in the manner required at the time of Landscape Plan review and shall thereafter be maintained by the owner of the Property.

- 6 **Aerated BMP** Any wet BMP shall be aerated and integrated into the site design as a water feature amenity
- 7 **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7 00 a m and 7 00 p m , Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted. Signs, in both English and Spanish, stating the above-referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon
- 8 **Parking Lot Lighting.** Any new parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties and shall be reduced to a security level after the close of visiting hours
- 9 **Refuse Containers.** Dumpsters, trash receptacles, not including convenience cans, and recycling receptacles shall be screened from public view with masonry enclosures compatible with the architectural design of the buildings at ground level at the Property lines as approved at the time of Plan of Development. The gates and doors on the masonry refuse screens shall be of a substantial and durable material as determined at the time of Plan of Development. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development. The number of refuse containers shall be adequate for the development as determined at the time of Plan of Development. Convenience cans shall be within or part of a decorative container
- 10 **Refuse Pickup and Deliveries.** Refuse pickup from and delivery of supplies to the Property shall be limited to the hours of 7 00 a m to 6 00 p m , Monday through Saturday, with no refuse pickup or delivery of supplies permitted on Sunday except in cases of bona fide emergencies
- 11 **Mechanical Equipment** Any new mechanical equipment, ground-mounted mechanical equipment, and mechanical equipment for The Gardens, shall be screened from public view at ground level at the Property lines as approved at the time of Plan of Development
- 12 **Sidewalks/Pedestrian Accessways.** A pedestrian access system shall be provided connecting the major areas of the development in general conformance with the Master Plan (see case file), unless otherwise requested, and specifically approved, at the time of Plan of Development

- 13 **Underground Utilities.** Any new or relocated utility lines on the Property shall be underground, except for junction boxes, meters, and utility lines in wetland areas
- 14 **Severance** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer
- 15 **Alternative Electrical Service.** An alternative source of electricity shall be made available in Parkside to provide sufficient power to make at least one electrical outlet in each unit and one elevator operational, in the event of an electrical power outage in the building
- 16 **Sound Suppression Measures.** Sound suppression measures with at least a 54 sound coefficient rating shall be provided between units to be located in Parkside. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the approved assembly accomplishing the sound coefficient rating, shall be included in the building permit application
- 17 **Entrance Feature.** An entrance feature at the main entrance on John Rolfe Parkway shall be provided and shall be in general conformance with the exhibit attached hereto (see case file), unless otherwise requested and specifically approved at the time of Plan of Development. If permitted by the Department of Public Works at the time of Plan of Development, the Developer shall place improvements at the service entrance on John Rolfe Parkway to channelize traffic exiting the Property onto John Rolfe Parkway

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index

Sincerely,

  
Virgil F. Hazelett, P E  
County Manager

pc Beth Sholom Housing Corporation  
Beth Sholom Home of Virginia  
Beth Sholom Assisted Living  
Glenn R. Moore, Esq  
Dr Penny G Blumenthal, Dir , Research & Planning, Henrico County Schools  
Director, Real Estate Assessment  
Conditional Zoning Index



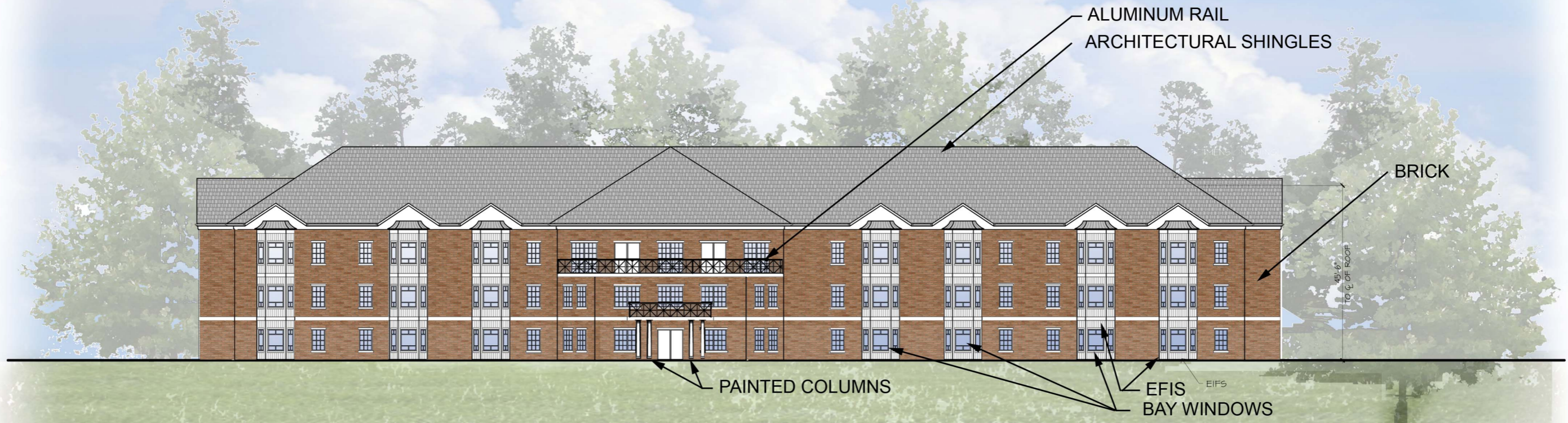
C-5C-08

012908

PROPOSED SITE PLAN



**BETH SHOLOM**  
A LIFECARE COMMUNITY



C-5C-08

012908

**BETH SHOLOM**  
A LIFECARE COMMUNITY

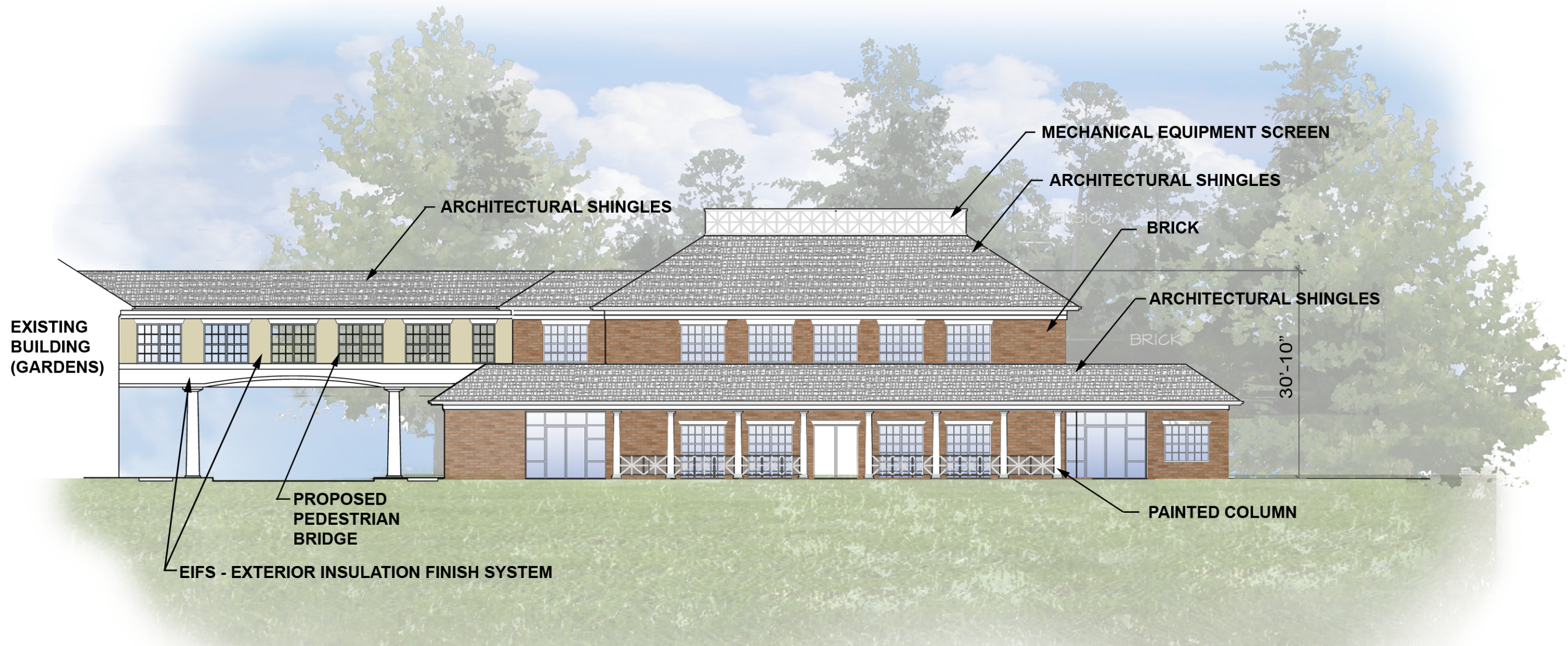


PARKSIDE CONCEPT ELEVATION



**S F C S** | Architecture  
Engineering  
Planning  
Interiors

COMMISSION NO. 5114.02  
JANUARY 28, 2008



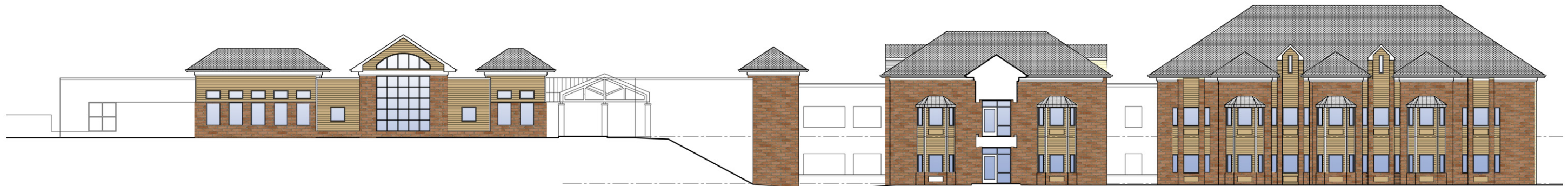




WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

**C-5C-08**

012908

